



Planning Commission Meeting
August 19, 2020 6:00PM

Tim Hauptert called the Planning Commission meeting to order at 6:04 p.m.

PRESENT: Mayor Cegelka, Jeff Adie, Kel Billings, Scott McColl, Tim Hauptert

OTHERS PRESENT: Law Director Mark Marong, Engineer Mike Henry

PUBLIC HEARING:

Public Hearing for the purpose to discuss Variance request to Table 1135.04(2)(B) to permit a reduction in the width of a lot devoted to side yard setbacks from fifteen feet (15') to fourteen feet (14') at 28697 North Village Lane.

The Public Hearing opened at 6:05 PM. There being no comments the Public Hearing closed at 6:06 PM.

Public Hearing for the purpose to discuss Variance request to Table 1135.07(b)(2) to permit an increase to the height of an accessory structure from eight feet (8') to nine feet (9') at 28697 North Village Lane.

The Public Hearing opened at 6:07 PM. There being no comments the Public Hearing closed at 6:08 PM.

Motion by Jeff Adie seconded by Scott McColl to approve the minutes of the June 17, 2020 Planning Commission Meeting.

**Yeas—Mayor Cegelka, Adie, McColl, Hauptert
4 yeas – 0 nays
1 abstain-Billings**

Motion carried

Motion by Jeff Adie seconded by Scott McColl to approve the minutes of the July 15, 2020 Planning Commission Meeting.

**Yeas—Mayor Cegelka, Adie, Billings, McColl, Hauptert
5 yeas – 0 nays**

Motion carried

OLD BUSINESS:

None

NEW BUSINESS:

REQUEST FOR SITE APPROVAL OF A DECK LOCATED AT 27375 PETTIBONE ROAD:

Building Commissioner Bob Rodic reported; the owner of the property at 27375 Pettibone Road is requesting site approval of a raised patio deck at the rear of his home. The property is zoned Country Home District. The deck is of wood frame construction supported by posts and anchored to the main structure. The deck ranges in height from 24" to 42" above grade with the maximum height of the rim joist approximately 30" above grade.

The raised patio deck was constructed earlier this year. A delay occurred in receiving plans that would be found to be suitable to the Commission. The deck is located entirely behind the house and conforms to the setback requirements in the zoning code. The design was approved earlier at the ARB meeting.

Jeff Adie questioned if inspections were completed. Bob Rodic confirmed the shed is in compliance with the code. Jeff Adie asked what liability the Village has if something happened to a project such as this. The Law Director Mark Marong responded; there is no liability to the Village.

Motion by Mayor Cegelka second by Jeff Adie for approval of site approval of a deck located at 27375 Pettibone Road.

**Yeas—Adie, Billings, Cegelka, Hauptert, McColl
5 yeas – 0 nays**

Motion Carried

VARIANCE REQUEST TO TABLE 1135.04(2)(B) TO PERMIT A REDUCTION IN THE WIDTH OF A LOT DEVOTED TO SIDE YARD SETBACKS FROM FIFTEEN FEET (15') TO FOURTEEN FEET (14') AT 28697 NORTH VILLAGE LANE:

Building Commissioner Bob Rodic reported; the applicants Jeff Bernhard and Jodi Bernhard are seeking a variance to reduce the required lineal foot devoted for side yard setback at their property located at 28697 North Village Lane in the Village Center Home District (VCHD) from 15'-0" to 14'-0" due to the construction of an accessory structure. Table 1135.04(2)B requires a minimum of 15' to be devoted to side yard setbacks in the VCHD. The home is setback 7'-6" from the westerly property line. The shed will be setback 6'-6" from the easterly property line bringing the aggregate total of yard area devoted to side yard setback to 14'. The application includes a site plan that clarifies the location of the side yard setbacks on the lot. The applicant identifies the practical difficulty for the variance. Jeff Bernhard has accommodated the design for the HOA and the request for additional height is a result of this design.

Owner Jeff Bernhard commented; his request for the setback variance is due to the substantial change in grade from the sidewalk to the rear property line. In order to prevent over excavating into the slope he is requesting a 1 foot variance to the required side yard set back requirements. He also pointed out that he has constructed a raised landscape bed to assist in screening the shed in the side yard.

Tim Hauptert advised the PC Board that the ARB approved the design of the shed earlier this evening.

Motion by Tim Hauptert second by Kel Billings for approval of Variance request to Table 1135.04(2)(B) to permit a reduction in the width of a lot devoted to side yard setbacks from fifteen feet (15') to fourteen feet (14').

**Yeas—Adie, Billings, Cegelka, Hauptert, McColl
5 yeas – 0 nays**

Motion Carried

VARIANCE REQUEST TO TABLE 1135.07(B)(2) TO PERMIT AN INCREASE TO THE HEIGHT OF AN ACCESSORY STRUCTURE FROM EIGHT FEET (8') TO NINE FEET (9') LOCATED AT 28697 NORTH VILLAGE LANE:

Owner Jeff Bernhard commented; the height of the shed needs to be increased from 8' to 9' in order to accommodate a roof pitch that would closely mirror that of his house to allow for approval by the ARB Board. He indicated he has the HOA gave their approval for the shed. He again stated he has constructed a raised landscape bed to assist in screening the shed in the side yard.

Motion by Scott McColl second by Kel Billings for approval of Variance request to Table 1135.07(B)(2) to permit an increase to the height of an accessory structure from eight feet (8') to nine feet (9').

**Yeas—Adie, Billings, Cegelka, Hauptert, McColl
5 yeas – 0 nays**

Motion Carried

REQUEST FOR SITE APPROVAL OF A SHED LOCATED AT 28697 NORTH VILLAGE LANE:

It was noted the variances were approved and the Village Engineer and Building Commissioner have no issues with the proposed location.

Motion by Scott McColl second by Jeff Adie for site approval of a shed located at 28697 North Village Lane.

**Yeas—Adie, Billings, Cegelka, Hauptert, McColl
5 yeas – 0 nays**

Motion Carried

REQUEST FOR SITE APPROVAL OF A FOUR-FOOT HIGH OPEN RAIL FENCE AT 29188 NORTH VILLAGE LANE:

Building Commissioner Bob Rodic reported; the applicant, Mary Walsh and the owner Afshin Dowlati are seeking design and site approval of a four-foot (4') high rail fence that will be located in the rear yard of the property located at 29188 North Village Lane. The fence will be approximately 110' in total length. The property is zoned Village Center Home District. The fence will be white in color and aluminum in material. The application includes: fence permit application, a site plan which depicts the setback of the fence from the side and rear property lines, a plan of the fence, an image of the fence, and approval from the Glenwillow Place Homeowners Association. The fence conforms to the zoning code. The fence was approved by the ARB earlier this evening.

Motion by Tim Haupt second by Jeff Adie approval of a 4' high open rail fence allocated at 29188 North Village Lane.

**Yeas—Adie, Billings, Cegelka, Haupt, McColl
5 yeas – 0 nays**

Motion Carried

REQUEST FOR SITE APPROVAL OF AN ELEVATOR TOWER LOCATED AT 7380 AUSTIN POWDER DRIVE:

The Village of Glenwillow owner of the property at 7380 Austin Powder Road, is seeking approval for a fifty (50) square foot 2-story tower enclosure to house an elevator as an improvement relating to the American Disability Act. The property is zoned Village Center Business District. Engineer Mike Henry presented the site plan indicating the elevator tower addition conformed to the setback requirements in the zoning code.

Motion by Scott Jeff Adie second by Scott McColl for site approval of an elevator tower located at 7380 Austin Powder Drive.

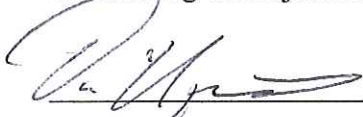
**Yeas—Adie, Billings, Cegelka, Haupt, McColl
5 yeas – 0 nays**

Motion Carried

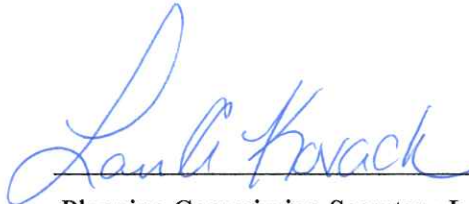
ADJOURNMENT

There being no further business to come before the Planning Commission, motion Scott McColl seconded by Jeff Adie to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:29 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Kovach